



Town of Wyoming

1 N. Railroad Avenue, Wyoming, DE 19934
p (302) 697-2966 f (302) 697-7961

RENTAL DWELLING HOUSING INSPECTIONS

☐ Initial Inspection

Date: _____

☐ Follow-up Inspection

Date: _____

☐ Re-Inspection

Date: _____

Fees Paid:

- ☐ Inspection Fee: \$ 50.00 initial inspection (includes one (1) follow-up inspection)
☐ Re-Inspection Fee: \$ 50.00 each additional inspection

Tax Parcel #: _____

Property Address: _____

Owner (O): _____

Property Manager (PM): _____

(O) Address: _____

(PM) Address: _____

(O) Phone #: _____

(PM) Phone #: _____

Tenant(s): _____

Tenant Phone #(s): _____

	Pass	Fail	Comments / Notes
Exterior Property / Grounds			
<u>Accessory structures</u> : Are all structures (including decks, fences, sheds, garages) structurally sound and in safe condition?			
<u>Sidewalks / Paved areas</u> : Are sidewalks and paved areas (driveways, walkways, parking spaces) maintained and in good condition and free from hazardous conditions			
<u>Grading / Drainage</u> : Is storm water draining properly? Is there proper grading/drainage to prevent standing water and erosion of soil?			
<u>Motor vehicles</u> : Are all vehicles currently registered, operable for their intended use and parked on a hard surface?			
<u>Sanitation</u> : Is the yard free from any accumulation of rubbish or garbage? Is garbage properly stored?			
<u>Grass / Weeds</u> : Is vegetation and plant growth properly maintained? Is the yard free from noxious weeds? Is grass height under 8" in height?			
Exterior Dwelling / Structure			
<u>Foundation</u> : Is foundation properly maintained and free from holes, large cracks and openings to prevent the entry of rodents?			
<u>Exterior walls</u> : Is the house siding free from holes and rotting materials?			
<u>Roofs and drainage</u> : Is the roof free from defects and weather tight? Are gutters and downspouts well maintained and free from obstruction?			
<u>Steps, decks, landings and balconies</u> : Are all steps, decks, landing and balconies safe to use? Are guardrails present for all openings higher than 30" above grade and not less than 36" in height? Are there handrails present for all steps with 2 or more risers?			
<u>Lighting</u> : Is there proper lighting at all main, side and rear doors?			

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	Pass	Fail	Comments / Notes
Interior Dwelling			
<u>Interior Surfaces:</u> Are all walls and ceilings free from peeling paint, loose plaster, and/or holes, with no mold or mildew evident?			
<u>Floors:</u> Is all flooring complete, free from tripping hazards, and capable of being cleaned?			
<u>Handrails and guardrails:</u> Are all handrails and guardrails firmly fastened? Are there guardrails present for all landings higher than 30" and not less than 36" in height? Are there handrails present for all steps with 2 or more risers?			
<u>Windows and skylights:</u> Are all windows free from cracked or broken panes? Do all windows have latching hardware? Are all window frames, sashes and sills in good condition and weatherproof?			
<u>Doors:</u> Are all exterior doors weather tight? Do all exterior doors have locks? Are screen, storm doors and interior doors in safe condition with adequate hardware? Does exterior and interior doors properly and securely attach to jambs, headers, or tracks?			
<u>Electrical:</u> Is all electrical equipment, wiring and appliances installed properly and maintained? Are all panels and circuits covered and circuits labeled? Are all cover plates, switches, and junction boxes in place? Is there a working light fixture present for all common areas such as public halls and interior stairways? Are all receptacles within 6' of a water source protected with Ground Fault Circuit Interrupters (GFCI's)?			
<u>Fire safety:</u> Are smoke detectors and CO detectors installed in the appropriate areas and all function properly? Is there an operable fire extinguisher present?			
<u>Plumbing:</u> Are all plumbing fixtures properly installed and free from obstructions, leaks, and defects? Are all sinks, lavatories, laundry, bathtubs, and showers supplied with hot and cold running water? Are storm drains, sump pumps and French drains in working order? Do all plumbing stacks, vents, waste and sewer lines function properly and are free of obstruction, leaks and defects?			
<u>Ventilation:</u> Does the bathroom and toilet room have either an operable window or a mechanical means of ventilation? Is the clothes dryer properly vented?			
<u>Heating system:</u> Are all mechanical equipment, fireplaces, and solid fuel-burning appliances installed properly and maintained in a safe working condition? Is the heating system capable of maintaining a room temperature of 65 degrees F in all habitable rooms?			
Other:			

Inspector Signature

Owner / Property Manager Signature

This checklist was developed to assist property owners, tenants and property managers on items inspected during a rental dwelling housing inspection and is not meant to be all-inclusive. Code references, Guidelines and Ordinances are condensed versions of the 2015 Property Maintenance Code and ordinances as adopted by the Town of Wyoming. The checklist is to be considered the **minimum** that the Town of Wyoming Inspector will verify.